

### Offices, Professional

#### **Section 8-3025(a), (b), 8-3028, and Article K**

Zoning Districts where permitted by right:

Section 8-3025(a): RIP, RIP-A, RIP-B, RIP-B-1, RIP-C, RIP-D, I-P, and R-D  
Section 8-3025(b): R-B, RB-1, B-N, B-N-1, B-H, B-C, B-C-1, B-G, B-G-1, B-G-2, B-B, I-L, I-L-B, I-H, R-B-C, and R-B-C-1  
Section 8-3028: 1-B, 2-B and 3-B  
\*\*Article K Mid-City: TN-2, CIV, TC-1, TC-2  
Misc. Sections: PUD-MXU, PUD-IS, PUD-IS-B, and PUD-LU

Zoning Districts where permitted subject to approval by the Zoning Board of Appeals:

Section 8-3025(a): N/A  
Section 8-3025(b): N/A  
\*Section 8-3028: 1-R, 2-R, 3-R  
Article K Mid-City: N/A  
Misc. Sections: N/A


#### **\*Conditions:**

\*Provided that such use does not exceed 2,000 square feet of leasable area and is located within a residential structure with off-street parking located off a rear lane. A client entrance/exit shall be located adjacent to the parking lot to encourage use of such parking lot. One nonilluminated sign is allowed, provided it is visually compatible with the historic character of the district and is approved by the visual compatibility officer

\*\*An office shall be permitted on a ground floor of an interior lot and on an upper floor of a corner lot in the TN-2 district, provided the site can accommodate all of the necessary parking to the rear of the building.

#### **Section 3-3089 Off-Street Parking requirements**

1 space for each 200 square feet of leasable area for the first 25,000 square feet; 1 space for each 400 square feet of leasable area between 25,001 and 35,000 square feet; 1 space for each 500 square feet of leasable area greater than 35,000 square feet; provided, however, that the aggregate parking ratio shall not be less than 1 space for each 250 square feet of leasable area



Article K Mid-City: Buildings less than 2,500 SF is no parking required  
Buildings greater than 2,500 S, Min: 1 space 1,000 SF. Max: 1 per 500 SF

**Section 8-3066 Visual Buffers and Screening**

A type “B” buffer is required where the abutting property contains one family or multifamily dwelling units. Additionally, a type “B” buffer is required where the abutting property is undeveloped and zoned for residential use.

A type “B” buffer shall consist of a 6 foot opaque fence and a 15 foot wide planted area.